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Prepared By: Realty Title, 2396 East Parkway, Hernando, MS 38632 (662)429-2680

Return To: SAME

WARRANTY DEED

Grantor(s): **April H. Rice f/k/a and April M. Harris and Brandon H. Rice**

Address: 2152 Thousand Oaks, Hernando, MS 38632

Phone: 901-268-1380 (Home) 901-497-0625 (Work, if any)

Grantee(s): **Dawn R. Warner and Joseph C. Warner**

Address: 5190 Belmont Rd. Hernando, MS 38632

Phone: 937-901-1769 (Home) 318-794-9145 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, April H. Rice f/k/a April M. Harris and Brandon H. Rice does/do hereby sell, convey and warrant unto Dawn R. Warner and husband, Joseph C. Warner, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: Located in the Northwest Quarter of Section 31, Township 3, Range 7: Beginning at a point in the center line of Belmont Road, said point being 308.8 feet North of the North line of Section 31, Township 3 South, Range 7 West, as measured along the center line of said road; thence South 22 degrees 31 seconds East 690.0 feet along the center of said road to a point; thence South 16 degrees 45 minutes East 259.4 feet along the center of said road to a point; thence South 14 degrees, 40 minutes East 396.7 feet along the center of said road to a point; thence South 22 degrees 30 minutes East 176.30 feet along the center of said road to the Southwest corner of the Collins tract; thence South 87 degrees 37 minutes East 40 feet along the South line of said Collins tract to a point in the East right of way of Belmont Road, said point being the Point of Beginning of the following lot; thence South 87 degrees 37 minutes East 840 feet along the South line of said tract to a point; thence North 19 degrees 54 minutes West 262.76 feet to a point; thence north 87 degrees 37 minutes West 840.0 feet to a point in the East right of way of said road; thence South 14

degrees 40 minutes East 87 feet to a point; thence South 22 degrees 30 minutes East 176.30 feet to the Point of Beginning and containing 5.0 acres, more or less. All bearings are magnetic. As per survey of J.F. Lauderdale, P.E., dated May 4, 1982, and being the identical property conveyed to Tom B. Flinn, Sr., Tom B. Flinn, Jr., Lee Ann Flinn and Tim H. Flinn d/b/a The Flinn Group, a Partnership, by Warranty Deed dated March 10, 1992 and recorded in Deed Book 243, Page 333 in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is hereby made.

Being the same property conveyed to Arthur F. Beloate and Amanda G. Smith in Book 442, Page 537. The conveyance to the Grantor herein omitted a distance in the legal description. The present Deed confirms and ratifies the correct description.

By way of explanation, Brandon H. Rice, husband of April H. Rice f/k/a April M. Harris, joins in this Deed to convey any homestead, marital or any other rights he may have or hereinafter acquire in said property by virtue of her marriage to April H. Rice.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 22nd day of October, 2009.

April H. Rice
April H. Rice f/k/a
April M. Harris

Brandon H. Rice
Brandon H. Rice

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of October, 2009, within my jurisdiction, the within named April H. Rice and Brandon H. Rice, who acknowledged that he/she/they executed the above and foregoing instrument.

Donna M. Taylor
(Notary Public)

My commission expires

